Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C-26-3025

Karen Johnson Davidson County
Batch # 1475589 DEEDWARRSP
09/21/2026 03:14:38 PM 3 pgs
Fees: $18.00 Taxes: $1,294.96

20260921-0087655

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,990.00.

M. Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2026.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Cristina Hunt, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: NAS-TN-260473-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Trevor Knight and Melinda Knight	Guaranteed Rate, Inc.	070-02-0H-070.00-CO
(NAME)	(NAME)	
3025 Stokers Lane	3940 N. Ravenswood Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY EXPRESSLY ACKNOWLEDGED, THE UNDERSIGNED, **CENTURY COMMUNITIES OF TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TREVOR KNIGHT AND MELINDA KNIGHT, AS HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT easements, restrictions and covenants of record.

unimproved ☐
This is improved ☒ property, known as 3025 Stokers Lane, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of September, 2026.

Century Communities of Tennessee, LLC, a Delaware limited liability company

BY: _____(SEAL)
Darla Zenner, as Authorized Signatory

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, this 15th day of September, 2026, Darla Zenner personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be an as Authorized Signatory of Century Communities of Tennessee, LLC, a Delaware limited liability company, the within named grantor, and that he/she, being authorized to do so, execute the within instrument for the purposes therein contained by signing on behalf of said grantor.

Emily Reed
Notary Public

My Commission Expires: 1·5·28

EMILY REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-05-2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 70 on the Plan of Stokers Village Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250925-0076706, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company by Lanny L. Babb (undivided 1/7th interest), Michael W. Babb (undivided 1/7th interest), Patricia Babb (undivided 1/7th interest), Dora Babb (undivided 1/14th interest), Tori Deshawn Babb (undivided 1/14th interest), Debra B. Rice (undivided 1/7th interest), Celeste Martine Babb Laribo (undivided 1/7th interest), Dale M. Babb, Sr. (undivided 1/7th interest) in an instrument dated August 1, 2024 and recorded September 13, 2024 in Instrument No. 20240913-0070825.